

3 Elmdale Flats, Antrim, BT41 2DB



- One bedroom first floor flat
- External concrete steps to first floor communal landing
- Entrance hall with access to walk-in storage cupboard / Separate cloaks cupboard
- Living room 15'6 x 9'6 with imitation fire in feature wooden surround
- Kitchen with full range of beech effect high and low level units
- Bedroom 12'6 x 9'5 with door to built-in wardrobe
- Bathroom with white suite to include panel bath and push button low flush W/C
- Mahogany effect PVC double glazed windows / Gas fired central heating
- Communal, fully paved yard area to rear
- Ideally suited for first time buyer and investor alike

PRICE Offers Over £59,950

This is an excellent opportunity for First Time Buyers and Investors alike to purchase a well presented one bedroom first floor flat on the outskirts of Newpark and over looking wooded countryside. Benefiting from PVC double glazed windows and gas fired central heating, this property is the perfect starting point for any young person or would be investor.

Early viewing strongly recommended.



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Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

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Communal external concrete stair case with feature railing to:

COMMUNAL LANDING

Pitched and tiled canopy. Mahogany effect PVC double glazed entrance door to:

ENTRANCE HALL

Access to walk-in storage with shelving. Cloak cupboard with electric meter board. Access to loft.

LIVING ROOM

15'6 x 9'6 (4.72m x 2.90m)

Mahogany imitation fire surround with inset electric heater. Raised and tiled hearth. Double radiator.

KITCHEN

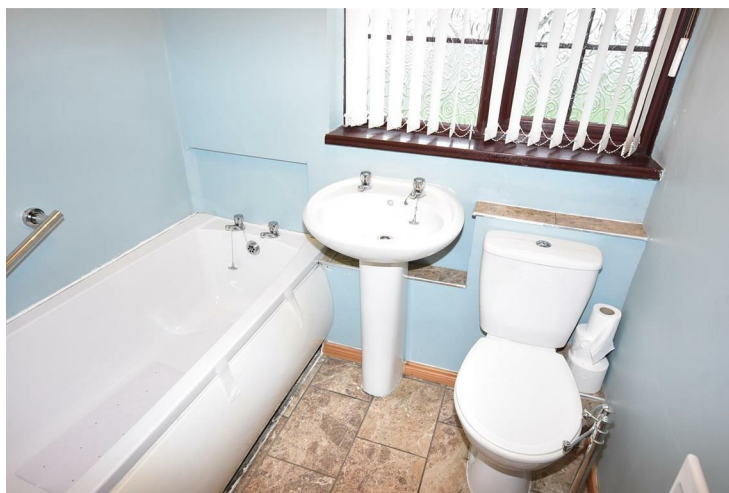
9'8 x 8'0 (2.95m x 2.44m)

Full range of beech effect high and low level units with contrasting work surfaces. Single drainer stainless steel sink unit. Space for cooker. Plumbed for washing machine. Part tiled walls to work surfaces. Double radiator.

BEDROOM 1

12'6 x 9'5 (3.81m x 2.87m)

Door to built-in wardrobe. Double radiator.



BATHROOM

6'4 x 6'2 (1.93m x 1.88m)

(max) Modern white suite comprising push button low flush W/C, pedestal wash hand basin and panel bath. Fully tiled floor. Double radiator.

OUTSIDE

Enclosed and fully paved communal court yard.

IMPORTANT NOT TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.



Talk to one of our advisers today

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WE KNOW WHAT IT TAKES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	67
Northern Ireland		
EU Directive 2002/91/EC		

PRS Property Redress Scheme



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